076.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	705,600 / 705,600
					USE VALUE:	705,600 / 705,600
					ASSESSED:	705,600 / 705,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		SORENSON CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	METZGER HEIDI B
Owner 2:	
Owner 3:	
Street 1:	12 SORENSON CT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOFFMAN PETER G & HEIDI B -
Owner 2:	-
Street 1:	12 SORENSON CT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,379 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1693 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7379.000	256,200	400	449,000	705,600
Total Card	0.169	256,200	400	449,000	705,600
Total Parcel	0.169	256,200	400	449,000	705,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 416.90 | /Parcel: 416.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 48068
GIS Ref:
GIS Ref:
Insp Date: 09/18/18

PREVIOUS ASSESSMENT

Parcel ID: 076.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	256,200	400	7,379.	449,000	705,600	705,600	Year End Roll	12/18/2019
2019	101	FV	214,600	400	7,379.	416,900	631,900	631,900	Year End Roll	1/3/2019
2018	101	FV	214,200	400	7,379.	416,900	631,500	631,500	Year End Roll	12/20/2017
2017	101	FV	214,200	400	7,379.	365,600	580,200	580,200	Year End Roll	1/3/2017
2016	101	FV	214,200	400	7,379.	333,500	548,100	548,100	Year End	1/4/2016
2015	101	FV	201,300	400	7,379.	295,000	496,700	496,700	Year End Roll	12/11/2014
2014	101	FV	201,300	400	7,379.	279,000	480,700	480,700	Year End Roll	12/16/2013
2013	101	FV	201,300	400	7,379.	265,500	467,200	467,200		12/13/2012

!6331!

PRINT: Date 12/10/20 | Time 21:07:19

LAST REV: Date 10/02/18 | Time 11:44:39 | apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 6331

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOFFMAN PETER G	68868-322		2/7/2017	Convenience	1	No	No		
	20630-150		6/1/1990		195,000	No	No		Y

USER DEFINED

Prior Id # 1:	48068
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2009	180	New Wind	3,366					
5/16/2001	301	Alterati	4,000	C				REMODEL 2ND FLOOR
7/23/1999	452	Redo Bat	1,500					REMODEL BATH
5/9/1997	234		9,400					ADD DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	MEAS&NOTICE	PH	Patrick H
12/12/2008	Meas/Inspect	345	PATRIOT
10/14/1999	Meas/Inspect	266	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7379		Sq. Ft.	Site		0	70.	0.87	12									448,958						449,000	

Total AC/HA: 0.16940 | Total SF/SM: 7379 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,958 | Spl Credit | Total: 449,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	141.385
Other Features:	90894
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348062
Depreciation:	91888
Depreciated Total:	256174

COMMENTS

SCUTTLE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

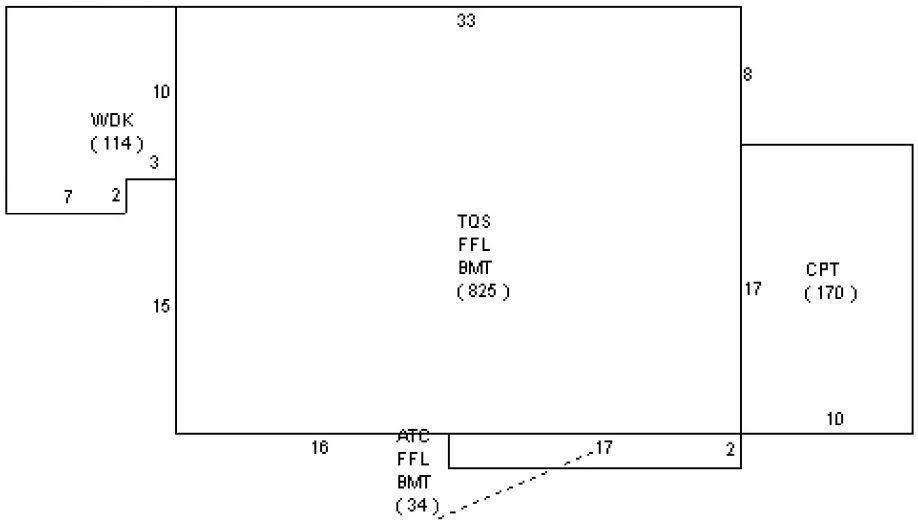
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	141.38
Special Features:	0	Val/Su Net:	97.30
Final Total:	256200	Val/Su SzAd	171.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	859	49.310	42,356
FFL	First Floor	859	141.380	121,450
TQS	3/4 Story	619	141.380	87,482
CPT	Carport	170	14.810	2,518
WDK	Deck	114	14.730	1,680
ATC	Attic	12	141.380	1,682

Net Sketched Area:	2,633			Total:	257,168
Size Ad	1489.65	Gross Are	2861	FinArea	1693

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1996	0.00	T	18.4	101						
2	Frame Shed	D	Y	1	7X5	A	AV	1996	0.00	T	18.4	101						
19	Patio	D	Y	1	100	A	AV	1980	6.00	T	31.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400